Karen Johnson Davidson County
Batch# 1048669 DEEDQC
09/12/2023 08:22:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230912-0071317

Prepared by:
Hywater Title
1800 South Rutherford Blvd. Ste 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF Bedford

The actual consideration or value, whichever is greater, for this transfer is $10.00.

Affiant

Subscribed and Sworn before me this 11th day of Sept, 2023.

Notary Public
My commission expires: 8-16-25

MELODY LYNN CARR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BEDFORD
MY COMM. EXPIRES AUGUST 16, 2025

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Mayra Yaneth Gutierrez Casimiro & Areli Espindola Gutierrez 303 Whislet Road Nashville, TN 37210	The same	11905038500

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof are hereby acknowledged, dated effective as of this 11th day of September 2023, **Jose Jacinto Saravia,** hereinafter collectively the "Grantor", by these presents, does hereby quitclaim and convey unto **Mayra Yaneth Gutierrez Casimiro & Areli Espindola Gutierrez**, hereinafter collectively the "Grantees", all of Grantor's right, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Map of N.D. Overall's Subdivision of part of Lot No. 1 in the Division of the Patterson Land, as of record in Book 421, page 57, Register's Office for Davidson County, Tennessee, to which map reference is hereby made for more complete and accurage description as to location and details of said lot

Being the same property conveyed to Jose Jacinto Saravia, by Warranty Deed from Charles G. Myers dated February 17th, 2016, of record in Instrument No. 20160222-0016589, Register's Office for Davidson County, Tennessee.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

Jose Jacinto Saravia

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Jose Jacinto Saravia** of whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11 day of September, 2023.

Notary Signature
My commission expires: 3/23/26

ANGELA LYLES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Jami K. Averwater, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9-11-23 (date of document).

Jami K. Averwater

Signature

9-11-2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 11th day of September, 2023.

Melody Lynn Carr

Notary's Signature

MY COMMISSION EXPIRES: 8-16-2025

Seal

